Registered No. HSE-49/2016





ఆంధ్రప్రదేశ్ రాజపత్రము

THE ANDHRA PRADESH GAZETTE

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PART I EXTRAORDINARY

No.144 AMARAVATI, TUESDAY , FEBRUARY 20, 2018 **G.1067**

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M) DEPARTMENT

VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY – CHANGE OF LAND USE FROM PUBLIC & SEMI PUBLIC USE AND RECREATION & OPEN SPACE USE TO RESIDENTIAL USE TO AN EXTENT OF 19548.63 SQ.MTS. IN T.S.NO.125/P OF WALTAIR WARD, VISAKHAPATNAM AS APPLIED BY SRI V.KOTESWARA RAO & OTHERS.

[G.O.Ms.No.77, Municipal Administration & Urban Development (M) Department, 19th February, 2018]

APPENDIX
NOTIFICATION

The following variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No.345, MA & UD (H2) Department, Dated:30.06.2006, is proposed in exercise of the powers conferred by Sub-section (1) of Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act,2016.

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VARIATION

The site is falling in Sy.No.125/P in Block-16 Waltair ward, Visakhapatnam admeasuring an area of 19548.63 Sq. mts. The boundaries of which are given in the schedule below, which was earmarked for Public and Semi public use and Recreation & Open space use (Park-2) in Zonal Development Plan of Visakhapatnam sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006 is now designated as Residential use by variation of change of land use, which was shown in Visakhapatnam Zonal Development Plan and which is available in the office of the Visakhapatnam Urban Development Authority, Visakhapatnam, subject to the following conditions; namely:-

1. the applicant shall handover the affected road widening area of 1274.29 Sq.Mts to the Local Authority through a Registered Gift Deed.
2. the authorities shall thoroughly verify on the aspect of ULC before issuing development permission.
3. the applicant shall obtain clearance from APCZMA at the time of building permission from the GVMC, Visakhapatnam.
4. the applicant shall obtain approval of building plans for construction of buildings from competent authority duly paying necessary charges as per rules in force.
5. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Urban Development Authority/ GVMC before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
6. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.The change of land use shall not be used as the proof of any title of the land.
8. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
9. any other conditions as may be imposed by Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North : Existing 12 m wide Waltair Depot road
South : Existing Jalaripeta road
East : Others land in T.S.No.125/P and existing Jalaripeta road
West : Existing 30m wide Beach road proposed to 40m wide road

R KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT